

Key: 1743

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.755

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| AHERN BRIAN & MARGARET JANE TRS BRIAN AHERN REV TRUST 19 CHAMBER ROCK RD BOURNE, MA 02532 | | | | 10.0-127-0 | | | | 19 CHAMBER ROCK RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| AHERN BRIAN & MARGARET JA | | | | 10/21/2008 | F | 1 | 23223-132 | | | | |
| AHERN BRIAN F | | | | 09/15/1993 | QS | 145,000 | 8779-109 | | | | |
| LALLI CONSTRUCTION CO INC | | | | 07/01/1992 | O | 45,000 | N/A-N/A | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 06306 | 05/22/2006 | 3 | ALT/RENO | | 10/28/2022 | SL | 100 100 |
| 920405 | 07/22/1992 | 3 | ALT/RENO | 19,000 | 10/04/2006 | DB | 100 100 |
| | | 1 | NEW CONSTRUC | 85,000 | 02/24/1993 | JS | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,816 3 | | 1.00 | 100 1.00 | 212,130 | 0.99 | A | 1.00 | R05 | 0.90 | 195,900 |

| TOTAL | 40,816 SF | ZONING | 2 | FRNT | 125 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BDALE | NOTE | LAND | 195,900 | 192,600 | | | |
| Infl1 | AVG | | BUILDING | 315,900 | 277,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 511,800 | 470,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 10/28/2022 | SL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/28/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 10/28/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1992 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,764 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,120 | | 40.14 | 44,962 |
| \$NLA(RCN) | \$221 | OVERALL | 1.090 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,008 | 1992 | 211.34 | 213,026 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 756 | 1992 | 119.70 | 90,496 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | WDK | N | WOOD DECK | 140 | | 43.50 | 6,090 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | PTA | N | PATIO | 204 | | 14.97 | 3,054 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 7,847.20 | 15,694 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | F21 | O | FPL 2S 1OP | 1 | | 9,697.80 | 9,698 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,344.57 | 7,034 |
| | | | | USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 390,055 | CONDITION ELEM | CD |
|------------|---------|----------------|-----------|
| | | EXTERIOR | G |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT | A |
| | | ELECT | A |
| EFF.YR/AGE | | 2000 / 22 | |
| COND | 19 | 19 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 19 | % GD | 81 |
| RCNLD | | | \$315,900 |

